

Lillian Bourque and Gertrude Bourque

of 95 1/2 Western Ave., Waterville, Me. 04901

(being unmarried) for consideration paid,

grant to

Timothy J. Bolduc and Ann-Marie M. Bolduc

of 262 Main Street, Waterville, Me. 04901

with warranty covenants, as joint tenants, the land in

Kennebec

County, State of Maine, described as follows:

028207

TRANSFER
TAX
PAID

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

XX
joins as grantor and releases all rights by descent and all other rights.XXXXXXXXXXXXXXXXXXXX
Wife of said grantor,

Y-3966

Witness our hand and seals this

1st

day of December 19 89

R. E. York
*R. E. York**Lillian Bourque*
Lillian Bourque
Gertrude Bourque
Gertrude Bourque

The State of Maine

Kennebec

ss.

December 1st

19 89

Then personally appeared the above named

Lillian Bourque and Gertrude Bourque

and acknowledged the foregoing instrument to be their

free act and deed,

Before me,

Robert E. York
Justice of the Peace - Attorney at Law - Notary Public

Robert E. York

SEAL

EXHIBIT A

47-312

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:-

Lying on the northerly side of Western Avenue and beginning at a point on said Western Avenue at the southwest corner of land of Norman Mathews; thence running along the northerly side of Western Avenue, eighty-two and fifty-one hundredths (82.51) feet; thence northerly in a direct line at right angles with said Western Avenue a distance of two hundred fifty-three and seventy-five hundredths (253.75) feet; thence turning an angle to the right and running in an easterly direction to an iron pin set in the ground to the westerly line of said Mathews' land, eighty-three and twenty-five hundredths (83.25) feet; thence turning an angle to the right and running two hundred sixty-seven (267) feet along the westerly line of said Mathews' land, to the point of beginning.

Reserving a right of way to be used by Josephat Giroux, his heirs and assigns, together with others, bounded and described as follows, to wit: - Starting at the southwest corner of the land hereby conveyed; thence easterly along Western Avenue twenty (20) feet; thence turning an angle to the left and running in a direct line at right angles with Western Avenue a distance of about two hundred fifty-six and twenty-five hundredths (256.25) feet; thence turning an angle to the left and running a distance of twenty (20) feet in a westerly direction to an iron in the ground; thence turning an angle to the left and running a distance of about two hundred fifty-three and twenty-five hundredths (253.75) feet to the point of beginning.

Also excepting and reserving certain premises conveyed by George Bourque to his son, Wilfrid J. Bourque and Jacqueline R. Bourque on or about the year 1951 said deed being recorded in Kennebec Registry of Deeds.

In 1949, one Albert F. Drummond sold premises (larger than the description above) to Josephat Giroux and George Bourque. On October 24, 1949, the said Josephat Giroux sold a one-half undivided interest in one half of the premises described in the Albert F. Drummond to Josephat and George Bourque deed, to the said George Bourque, said Warranty Deed being recorded in Kennebec Registry of Deeds, Book 888, Page 327.

Also a part of a right of way starting one hundred sixty (160) feet from Western Avenue in said Waterville and continuing to the northern boundary of premises described in deed from Josephat Giroux to George Bourque, dated October 24, 1949 and recorded in said Registry, Book 888, Page 327, which portion of right of way was reserved by Josephat Giroux.

Together with the right to pass and repass on foot and with vehicles or otherwise; over the westerly part of a strip of land known as Taylor Terrace, on a plan of lots made by C. H. Crane, C.E., known as Drummond Property; and located on the northerly side of Western Avenue, in said Waterville. Said plan being dated May 31, 1948, which plan is recorded in said Registry, to which reference is hereby made for a more particular description.

For source of title, reference may be had to deed from Gertrude Bourque and Lillian Bourque to Gertrude Bourque and Lillian Bourque dated April 11, 1974 and recorded in the Kennebec County Registry of Deeds, Book 1805, Page 154.

RECEIVED KENNEBEC SS.

1989 DEC -4 PM 2:59

ATTEST:

Hanna Ruth Mann
REGISTERED DEEDS